

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

April 12, 2012

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:04 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Greg Honnold,
Joe Mora,
Craig Nicholson,
Lisa Welch,
Ruth Gross (Grove Pool Monitor),
Bill Bold (Scribe),
James Nguyen (Bartlein and Co., Inc.)

Ms. Welch (unit 356), addressed the Board on the subject of excessive **debris** left following rain **gutter cleaning**. James N. will contact the cleaning crew, requesting debris be contained.

Meeting Minutes: The **March Board Meeting minutes** (3/08/12) were **approved** as presented.

Treasurer's Report:

	March '12	YTD
Total Income	\$72,305.39	\$204,712.14
Operating Expenses	25,488.00	85,286.47
Reserve Expenditures	27,104.00	116,892.07
Total Expenditures	52,592.00	202,178.54
Transfer to Reserve	(19,713.39)	(32,301.60)
Transfer from Reserve	0	30,399.00
Total in Savings	\$1,396,713.89	
Total Assets	\$1,459,920.65	

James N. reported Operating Expenses are approximately 4.5% below budget. The February Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) presented a third **tree trimming** and cleanup proposal (\$12,900, from Peterson's Tree Service) to the Board; Board **approved** bid from Action Tree Service to trim 21 tipujuanas and 5 melalucas in Phase II and 2 melalucas in the pool area; reported creek restoration project completed.

Old Business

The Board addressed:

- **Exercise Room:** the Board discussed the status of and possible replacement of exercise equipment; Lisa W. to seek bids for floor cleaning.
- **Cleaning service:** the Board discussed concerns on need for more complete cleaning in certain areas of the development.
- **Waterproofing improvements:** James N. reported building 7628 currently in work, buildings 7620, 7626 and 7636 next on list.
- **“Common area” repair policy:** the Board briefly discussed issue, will vote on draft in next meeting.
- **Pool fence:** the Board discussed options with Pool Monitor (Ruth G.); **approved** purchase of 2 new chairs and 4 lounges.
- **Pagoda lights:** the Board discussed status of new light installation, to be completed by Charlie the Electrician.
- **Sauna:** the Board discussed bid for new door and heater, as provided by Lisa W.; Board **approved** \$3000 added to budget for these sauna replacements/improvements.

No other Old Business

New Business

Items addressed:

- **Exterior painting:** the Board discussed the current (4) bids; Joe M. and Craig N. to meet with paint “finalist” bidders to discuss project.
- **Pool security/patrol:** the Board discussed bids for “drive-by” and “posted” security services, no action taken, at this time.
- **Roof replacement schedule:** the Board **approved** scheduling roof replacements for buildings 7620 (\$28,890) and 7640 (\$20,590) in 2012 by Home Roofing.
- **Items for May Board meeting:** Additional supplies and furnishings (shelves & racks) needed for Meeting Room office.

No other New Business

The meeting was **adjourned** at 7:57.

The next Board meeting (Annual Meeting) is scheduled for **Thursday, May 10, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe